

## PLANNING AND ZONING COMMISSION

AUGUST 26, 2025

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, August 26, 2025 at 6:00 p.m.

City Council Present: Patrick Cloutier, and Rick Franklin

Commission Members Present: Vice-Chair Diedre Woodard, Russell Buettner, Gina Hammack, Jesserand Conrad, James Craig III, Charles Wattley and Tim McWilliams  
- Alternate

Commission Members Absent: Chairman Steve Lebo and Mohamad Kacem -  
Alternate

Staff Present: Director of Planning Lucas Raley; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Jacob Bennett; Audio/Video Technician Joshua Arias; and Planning Technician LaShawna Rich

There were 5 guests present.

Vice-Chair Woodard called the meeting to order at 6:00 p.m. after determining a quorum was present.

Vice-Chair Woodard called for public comments on non-public hearing agenda items. There were none.

Vice-Chair Woodard called for consideration of the following Consent Item. The Commission unanimously approved the motion by Commission Member Wattley, seconded by Commission Member Conrad, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

**25-3103** Minutes of the Planning and Zoning Commission Regular Meeting of  
August 12, 2025

Vice-Chair Woodard continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**25-0033SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions  
to a Site Plan for Custer Frontier Marketplace, located on the Southeast

Corner of Laud Howell Parkway and Custer Road (REQUEST TO BE  
TABLED)

Jacob Bennett, Planner II for the City of McKinney, stated that Staff recommends the public hearing be closed and the item tabled indefinitely due to a notification error. Vice-Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Alternate Commission Member McWilliams, seconded by Commission Member Craig III, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.

**25-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0010SUP** Permit Request for a Drive-Through Restaurant (Smalls Sliders),  
Located at 1700 North Custer Road

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jake Wrazel, applicant, 1244 Vantine, Rogers, AR, explained the request and answered questions. Vice-Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Craig III, seconded by Alternate Commission Member McWilliams, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0. Vice-Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the September 16, 2025 meeting.

**25-0035Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone  
the Subject property to "PD" - Planned Development District, Generally  
to Allow Single Family and Multi-Family Residential Uses and Modify the  
Development Standards, Located Approximately 140 Feet South of  
Saffira Way and Approximately 1,350 Feet West of Trinity Falls Parkway

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Levi Wild, applicant, 3899 Maple Avenue Suite 300, Dallas, TX, explained the request and answered questions. Vice-Chair Woodard opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Commission Member

Craig III, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0. Vice-Chair Woodard stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the September 2, 2025 meeting.

Vice-Chair Woodard called for Public Comments regarding matters not on the agenda.

There were none.

Vice-Chair Woodard called for Commission and Staff Comments.

On a motion by Commission Member Hammack, seconded by Commission Member Wattley, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Vice-Chair Woodard declared the meeting adjourned at 6:21 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

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STEVE LEBO, Commission Chair  
DEIDRE WOODARD, Vice Chair

ATTEST:

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LASHAWNA RICH, Meeting  
Clerk

City of McKinney, Texas